

# UNOFFICIAL COPY

## DEED IN TRUST

MAIL TO:

Heather J. Rose  
Papanek Rose & Associates  
141 Revere Drive  
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Norman Ho and Synnetta Ho, Co-Trustees  
3508 Vantage Lane  
Glenview, IL 60025

Doc#: 2423202166 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 8/19/2024 3:50 PM Pg: 1 of 6  
Dec ID 20240801681448

(The Above Space For Recorder's Use Only)

THE GRANTORS, NORMAN L. HO and SYNNETTA N. HO, of the Village of Glenview, County of Cook in the State of Illinois, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to NORMAN HO and SYNNETTA HO, as Co-Trustees under the terms and provisions of a certain Trust Agreement dated the 14 day of August, 2024 and designated as the NORMAN HO AND SYNNETTA HO REVOCABLE TRUST, and to any and all successors as Trustee(s) appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Permanent index no: 02-01-102-053-1432  
Commonly known as: 1177 Foxglove Lane, Unit 1-3, Palatine, IL 60074

**COUNTY-ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH e,  
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW**

DATE: 8/14/2024

Heather J. Rose  
**Buyer, Seller or Representative**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the terms set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises, and (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall any such party be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 14<sup>th</sup> day of August, 2024.

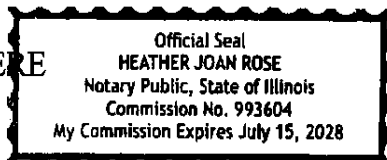
[Signature] (SEAL)  
Norman L Ho  
[Signature] (Seal)  
Synnetta N. Ho

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NORMAN L. HO and SYNNETTA N. HO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14<sup>th</sup> day of August, 2024.

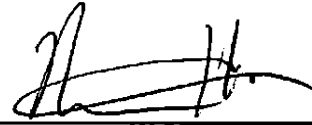
IMPRESS SEAL HERE



[Signature]  
Notary Public

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The foregoing transfer of title/conveyance is hereby accepted by Norman Ho, as Co-Trustee of the Norman Ho and Synnetta Ho Revocable Trust dated 8-14-24.



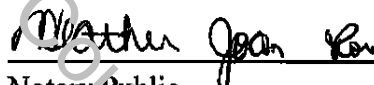
\_\_\_\_\_  
NORMAN HO, Co-Trustee

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT NORMAN HO, AS CO-TRUSTEE OF THE NORMAN HO AND SYNNETTA HO REVOCABLE TRUST DATED 8/14/2024, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, as such trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14<sup>th</sup> day of August, 2024



  
\_\_\_\_\_  
Notary Public

The foregoing transfer of title/conveyance is hereby accepted by Synnetta Ho, as Co-Trustee of the Norman Ho and Synnetta Ho Revocable Trust dated 8/14/24.

  
\_\_\_\_\_  
SYNNETTA HO, Co-Trustee

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

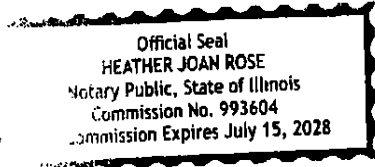
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Synnetta Ho, as Co-Trustee of the Norman Ho and Synnetta Ho Revocable Trust dated 8/14/2024, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and

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delivered the said instrument as her free and voluntary act, as such trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14<sup>th</sup> day of August, 2024

Heather Joan Rose  
Notary Public



This instrument was prepared by: Heather J. Rose, 141 Revere Drive, Northbrook, IL 60062

Z:\Filecenter Files\CLIENTS\Ho, Norman & Synnetta\Estate Planning\Documents\Deed in Trust (IL) (Palatine).wpd/br

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 1-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HERITAGE MANOR IN PALATINE CONDOMINIUM AS DELINEATED AND DEFINED IN THE SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NUMBER 87-400835 WHICH SUPPLEMENTS THE DECLARATION RECORDED AS DOCUMENT NUMBER 22165443, AS AMENDED FROM TIME TO TIME IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent index no: 02-01-102-053-1432  
Commonly known as: 1177 Foxglove Lane, Unit 1-3, Palatine, IL 60074

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 8/15/2024

Signature: *Heather J. Row*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on August 15, 2024



*Mary E. Rubel*  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 8/15/2024

Signature: *Heather J. Row*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on August 15, 2024



*Mary E. Rubel*  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]